

# TINY HOMES ON WHEELS



## WHAT IS A 'TINY HOME ON WHEELS'?

A Tiny Home on Wheels (THOW) is a small residential unit built on a wheeled trailer base, designed to look and function similarly to a home, but transportable when required.

Under WA state legislation a THOW can be classified in one of the following ways:

- If fixed to footings, a THOW can be classed as a residential building if it meets the standards of the Building Code
- If on wheels, a THOW is classed the same as a caravan and can be used in the same ways



## CAN I PUT A THOW ON MY PROPERTY FOR SOMEONE TO STAY IN?

If a THOW is classed as a residential building, planning approval and building permit requirements apply the same as any other house or ancillary dwelling.

If a THOW is classed as a caravan, it can only be used temporarily in accordance with the Caravan Parks and Camping Grounds Regulations 1997.

Unless it is in a licensed caravan park, a THOW can only be used as temporary accommodation in the following circumstances:

- A person can 'camp' on a property for up to three nights in any 28 consecutive days
- A local government may approve camping for up to a maximum period of three months in any period of 12 months
- If a person is constructing a home the local government may approve temporary accommodation for up to 12 months (subject to meeting health and zoning requirements)
- Approval from the Minister for Local Government is required to camp for a period exceeding three months, up to a maximum of 12 months.

## CAN I USE A THOW FOR LONG TERM STAY IN A CARAVAN PARK?

Some licensed caravan parks have sites approved for long term stay. This depends on services and facilities being provided as required by the Caravan Parks and Camping Grounds Regulations 1997. It is important to understand these requirements before seeking planning approval to operate a caravan park.

## WHAT ABOUT DECKS, PATIOS AND OTHER SUPPORTING STRUCTURES?

Planning approval and building permits may apply for any other structures and services that you establish to support a THOW.

- For more information of the Building Code of Australia visit:

<https://ncc.abcb.gov.au/editions/2019-a1/ncc-2019-volume-two-amendment-1/contents-and-introduction/copyright-and-licence>.

- The Caravan Parks and Camping Grounds Regulations 1997 can be downloaded at:

[https://www.legislation.wa.gov.au/legislation/statutes.nsf/law\\_s4339.html](https://www.legislation.wa.gov.au/legislation/statutes.nsf/law_s4339.html)

Contact the Shire's Development Services team on (08) 9756 1018 or by email to [nannup@nannup.wa.gov.au](mailto:nannup@nannup.wa.gov.au) for more information.